



Mayor Mike Spano

CITY OF YONKERS

Sam Borrelli  
Acting Commissioner

DEPARTMENT OF HOUSING AND BUILDINGS

87 Nepperhan Avenue, 5th Floor

Yonkers, NY 10701

Building Tel. 914.377.6500

Fax 914.377.6521

June 21, 2022

Shahin Badaly, P.E.  
2 Wilson Pl  
Mt Vernon, NY 1055

Re: Area Variance #5775  
409 Warburton Avenue  
Block: 2121 Lot: 15  
Zone: M

To Whom It May Concern:

Please be advised that at a meeting of the Zoning Board of Appeals held on May 17, 2022, your application for an Area Variance, for constructing a new 5 story, 16 unit building, whereas:

- *Insufficient drive aisle width section 43-121.D (1), illustration no. 28 (required 18'-30'; proposed 12');*

has been approved subject to the attached Special Conditions.

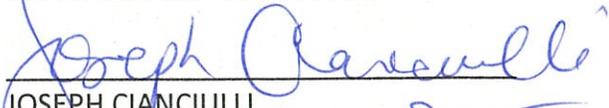
Prior to the issuance of any permits you will be required to serve written notice of all Zoning Board of Appeals Special Conditions by registered or certified mail on all known property owners within radius of 200 feet of the area of land affected by the Grant, as specified in G.O. 43-157.

Proof of service of a copy of the said notice and conditions set forth by the Zoning Board of Appeals is to be filed with the Clerk of the Zoning Board of Appeals within ten days after receipt of this letter.

Certificates of Occupancy will be issued only after all conditions are complied with.

Very truly yours,

ZONING BOARD OF APPEALS

  
 JOSEPH CIANCIULLI  
 CHAIRMAN 

cc: ZBA File  
 Plan File  
 Assessors File  
 Planning Dept.  
 Denise Egiziaco (Mayor's Office)  
 Engineering/Traffic Engineering

**SPECIAL CONDITIONS:  
AREA VARIANCE #5775  
409 WARBURTON AVENUE  
BLOCK: 2121 LOT: 15  
ZONE: M**

1. All fire, health, environmental, safety, building and zoning codes shall be adhered to at all times.
2. Any taxes or fines, if owed, must be paid in full within 60 days from today's date (May 17, 2022).
3. All parking on the site will be for the sole use of the tenants in the building and for their use at no cost.
4. Bollards should be installed on the north side of the driveway.
5. Fire, carbon monoxide, and smoke detectors shall be installed throughout the building and should be hooked to a 24-hour outside monitoring system.
6. Sprinkler system shall be installed and hooked to a 24-hour outside monitoring system.
7. The approval shall be immediately rescinded should the owner violate any conditions of this variance at any time.
8. All expenses associated with these conditions shall be the sole responsibility of the property owner.
9. Any sidewalk and curbs in front of the property shall be repaired by the owner of this building before a CO is used. The City of Yonkers City Engineer shall make that determination as needed.

**(NOTHING BELOW THIS LINE)**